



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 18, 2014

Feldner Norman  
1225 Eastern Avenue  
Los Angeles, CA 90022

**REGARDING: PROJECT NO. R2011-01587 - (1)**  
**PARKING PERMIT CASE NO. 201200005**  
**PROJECT SITE ADDRESS 1215-1225 Eastern Avenue**  
**APN: 5236-010-002, 5236-010-003 and 5236-010-004**

Hearing Officer Pat Hachiya, by her action of **February 18, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **March 4, 2014. Appeals must be delivered in person.**

**Appeals:** **To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at [jnazar@planning.lacounty.gov](mailto:jnazar@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement;  
MM: JN

**FINAL FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2011-01587 (1)  
PARKING PERMIT NO. 201200005**

1. **ENTITLEMENT REQUESTED.** The applicant, Corona Construction, is seeking a retroactive Parking Permit in order to obtain a 44 percent reduction in the required parking spaces in the C-M (Commercial Manufacturing) zone. Pursuant to County Code Section 22.56.990 a parking permit is required as an alternative to parking requirements in Part 11, Chapter 22.52 in the event such use does not have the need for such requirements.
2. **HEARING DATE: February 18, 2014**
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on February 18, 2014 before the Hearing Officer, Pat Hachiya. The applicant's representative, Norman Feldner and Leonardo Corona presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.
4. **PROJECT DESCRIPTION.** The subject project includes two different uses sharing the same parking area. The nature of the use is such that there are not many customers visiting the site. As per the applicant, G M C Quilting and Mattress mostly sells mattresses to furniture stores or other wholesale businesses. The Polo Catering Trucks refurbishes trucks. There are usually one to three trucks on the site and occasionally, customers visit the site.

There are 15 parking spaces provided, including eight (8) standard spaces, six (6) compact spaces, and one (1) reserved for handicapped accessible while a total of 27 are required, which includes 10 parking spaces for Polo Catering and 17 spaces for the Mattress store. The parking access is on Eastern Avenue through two separate driveways for ingress and egress. The parking plan includes a loading area Type B.

The hours of operation for both businesses are from 8:00 am to 5:00 pm. The existing industrial and commercial uses do not invite many customers. The existing 16 parking spaces, which include eight standard spaces, seven compact spaces and one handicapped accessible, provide the necessary parking.
5. **SITE PLAN-** The subject site contains three separate buildings with common walls. The first building was originally developed in 1969 and consists of a 2,610 square-foot aluminum assembly and a pre-manufacturing business known as Polo Catering Trucks located at 1225 S Eastern Ave. The second building was developed in 1974 consisting of 3,000 square feet of mattress assembly and sales business known as G M C Quilting and Mattress Inc. The third building is interconnected with the second building and consists of a 3,000 square-foot improvement, developed in 1982. It contains workshop areas for mattress assembly, an office, an employee lunch room, and storage spaces. The existing buildings include mezzanines of approximately 3,700 square feet in floor area.
6. **LOCATION.** The subject property is located at 1215-1225 South Eastern Avenue. According to the Los Angeles County Tax Assessor records, the subject site includes the following three separate addresses and Assessor Parcel Numbers: 1215 South Eastern Avenue (APN: 5236-010-002), 1219 South Eastern Avenue (APN: 5236-010-003) 1225 S.

Eastern Avenue (APN: 5236-010-004) in the Eastside Unit Number 1 Zoned District in the community of East Los Angeles.

7. **EXISTING ZONING.**

The subject property is zoned C-M (Commercial Manufacturing) and within the East Los Angeles Community Standards District ("CSD").

Surrounding properties are zoned as follows:

North: C-M (Commercial Manufacturing)  
South: C-M (Commercial Manufacturing)  
East: 710 freeway  
West: C-M (Commercial Manufacturing)

8. **EXISTING LAND USES.**

The subject property is developed with commercial and industrial uses consisting of a mattress assembly and retail sales and aluminum assembly, pre-manufacturing business.

Surrounding properties within a 500-foot radius are developed with residential, commercial and industrial sites. The immediate surroundings of the subject property are developed as follows:

North: Commercial  
South: Commercial  
East: 710 freeway  
West: Duplexes

9. **PREVIOUS CASES/ZONING HISTORY**

PP11160- Approved a freeway sign on July 31, 1961.  
PP201101220-Request to legalize a 600 square-foot storage (mezzanine).  
PP201301234-Approved an existing wall sign located at 1215 S Eastern Ave.  
18303-State Permit approved a 40-foot-high nonconforming advertising billboard

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY**

The project site is located within the C-M (Commercial Manufacturing) land use category of the East Los Angeles Community Plan. This designation is intended for areas containing businesses mixed with small warehousing, light-manufacturing, assembly plants, wholesaling, and other uses that do not generate large amounts of traffic, noises, congestion or odors. The existing light-manufacturing and retail sales are consistent with this land use designation, and therefore consistent with the permitted uses of the underlying land use category.

The following policies of the East Los Angeles Community Plan, Circulation and Transportation Element, are applicable to the proposed project:

- a. Encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas.

The existing site contains 5,280 square feet in parking area and includes 15 parking spaces. There are three duplexes to the immediate west of the subject property, which are accessed through Wilkins Avenue. Therefore, the traffic generated by the existing use on Eastern Avenue, would not disturb surrounding residential areas.

- b. Encourage existing commercial uses to provide common parking areas, improve automobile and truck access, and to establish attractive and unifying architectural elements and themes.

The subject project includes two different uses sharing a common parking. Each business includes a separate loading area.

**11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE**

Pursuant to Section 22.28.230.N.1 of the County Code, aluminum assembly and manufacturing and mattress sales are a permitted use in the C-M zone. Further, Section 22.28.230.B.1 defines the assembly and manufacturing of supplies from previously prepared materials. In addition, the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters are excluded. Pursuant to Section 22.28.270 establishments in the C-M Zone are subject to the following development standards:

- a. Mattress sales and aluminum assembly operations shall be conducted within an entirely enclosed building, unless outside storage is at the rear of the lot or parcel, and is incidental to the permitted use. However, the subject property does not have an open rear area. Staff included a condition stating that there is no outside storage permitted on the subject property.
- b. Maximum lot coverage shall not exceed 90 percent of the net area with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The existing site includes landscape planters, and palm trees along the building line and Eastern Avenue. Currently, only one percent of the net area is landscaped with lawn, plants and palm trees and does not meet the 10 percent landscaping requirement. The lot coverage for the Polo Catering Trucks is 51.78 percent and for the Mattress sell and storage 59.52 percent.
- c. The existing buildings on the subject property were built between 1969 and 1982. The buildings are legally nonconforming for parking and landscaping standards.
- d. Pursuant to Code Section 22.52.1100, one automobile parking space is required for each 250 square feet of floor area of any commercial building or structure plus adequate access. Further, this Section requires one automobile parking space for each 400 square feet of floor area for a professional office use. Provisions of Section 22.52.1140 indicate that two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for an industrial use, whichever is the larger. The project calculation on the site plan depicts a total of 27 parking spaces are required and 15 are provided. This is a reduction of 44 percent.

**Paving-** Where access to a parking space or spaces is from a highway, street or alley which is paved with asphaltic or concrete surfacing, such parking area, as well as the maneuvering areas and driveways uses for access shall meet the following requirement:.

- Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or
- Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches.
- DPW approval required for alternative surface materials. See 22.52.1060 for details.

**Striping-** Currently the existing parking area is not striped.

**Walls-** Where parking facilities are not located adjacent to residential or agricultural zones and such facilities abut to the front lot lines, a solid masonry wall not to exceed six feet in height. The parking is surrounded by a three (3)-foot-high chain-link fence on top of a 6-foot-high block wall.

**Loading Area-**The applicant will provide one Type B loading area.

12. Staff visited the site on November 21, 2013. The subject site contains a metal assembly store, which specializes in replacing the aluminum parts of lunch/catering trucks, as well as a mattress assembly and retail store. There is a 40-foot-high billboard on the premises with an active State license. There is no striped parking on the site. There is an iron fence in the parking area, which would be removed to meet the proposed parking setback. Both businesses are open during weekdays from 8:00 am to 5:00 pm. There are six employees working for the G M C Quilting and Mattress Inc and three employees working for the Polo Catering Trucks. Both businesses are managed by family members.
13. This grant approves a parking permit for a mattress assembly store and a truck refurbishing business. This permit does not have an expiration date. The Hearing Officer finds that a change in the present uses requires that the permittee contact the Regional Planning Department to determine whether the permittee shall file a new parking permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time.
14. The Hearing Officer finds that a covenant and agreement to tie all three lots and to hold the parcel as one shall be filed and recorded.
15. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Department of Public Works on November 26, 2013, Public Health on July 19, 2013 and Fire Department on July 11, 2013 are recommending approval.
16. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
17. **PUBLIC COMMENTS.** Staff has not received any comments from the public regarding this case.

**PARKING PERMIT SPECIFIC FINDINGS**

18. The subject project includes two different uses sharing the same parking area. The nature of the use is such that there are not many customers visiting the site. As per the applicant,

G M C Quilting and Mattress mostly sells mattresses to furniture stores or other wholesale businesses. The Polo Catering Trucks refurbishes trucks. There are usually one to three trucks on the site and occasionally, customers visit the site.

Therefore, the nature of the use is such that there is a reduced occupancy.

19. The existing businesses are managed by families who carpool to work.

Therefore, the business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile such as a car pool program.

20. The existing businesses on the subject project use shared parking. The hours of operation for both businesses are from 8:00 am to 5:00 pm. The existing industrial and commercial uses do not invite many customers. The existing 15 parking spaces, which include eight standard spaces, six compact spaces and one handicapped accessible, provide the necessary parking.

Therefore, there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

21. The project site is accessed through Eastern Avenue. The traffic generated by the subject site would not increase the traffic flow and increase congestion on Eastern Avenue. The shared parking contributes to providing on-site parking spaces.

Therefore, the requested parking permit at the location will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property;

22. The shared parking allows the on-site parking facility to meet the 26 feet backup standard and provides standard, compact and handicapped accessible parking spaces complying with the code standards.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

#### **ENVIRONMENTAL DETERMINATION**

The Hearing Officer determines that the project is Categorically Exempt, Class 5 - Minor Alterations in Land Use Limitations under the California Environmental Quality Act reporting requirements. The proposed project provides shared parking with 15 parking spaces while 27 are required.

Therefore, the project qualifies as a Categorical Exemption (Class 5) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

23. The Hearing Officer determines that in the event that the existing uses change, the applicant shall contact Regional Planning to determine whether a new permit is necessary to meet the Title 22 requirements.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52; and
- B. The nature of the use is such that there is a reduced occupancy, and
- C. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces; and
- D. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; and
- E. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and
- F. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Parking Permit as set forth in Section 22.56.1060 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 5 – Alterations in Land Use Limitations categorical exemption.
- 2. In view of the findings of fact and conclusions presented above, Parking Permit Number 201200005 is Approved subject to the attached conditions.

MM : JN

December 9, 2013

c: Zoning Enforcement, Building and Safety

**FINAL CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2011-01587-(1)  
PARKING PERMIT NO. 201200005**

**PROJECT DESCRIPTION**

The project is a request for a Parking Permit in order to obtain a 44 percent reduction in the required parking spaces in the C-M (Commercial Manufacturing) zone subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.



At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's

health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval or by April 18, 2014.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

19. The permittee shall provide shared parking as required by the County Code, calculated at a parking ratio of 44 percent. If the permittee changes the operation of mattress assembly/retail sales and the aluminum assembly uses so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.
20. If the retail/light manufacturing uses substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee

shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

**PROJECT SITE SPECIFIC CONDITIONS**

21. This grant shall authorize a shared parking for a total of 15 parking spaces while 27 are required, which would allow a 44 percent reduction in the number of parking spaces for retail and light-manufacturing uses.
22. The parking specifications shall comply with Section 22.52.1060 requirements.
23. Each parking space shall be clearly labeled with paint or other similar distinguishable material. The parking shall be striped.
24. No outside storage is allowed on the premises. All business operations shall be conducted within the entirely enclosed buildings.
25. The subject parking area shall be surrounded by a solid masonry wall not to exceed 6-feet in height.
26. The permittee shall record a covenant and agreement to hold all three lots tied as one parcel.
27. The permittee shall maintain a loading area Type B as depicted on Exhibit "A"
28. The permittee shall comply with all conditions set forth in the attached Public Works letter dated November 26, 2013, Public Health letter dated July 19, 2013 and Fire Department letter dated July 11, 2013.

Attachments:

Fire/Public Works/Public Health Department Letters



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Acting Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**MICHELLE TSIEBOS, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

July 19, 2013

**TO:** Jeantine Nazar  
Regional Planning Assistant II  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS (M.T.)  
Environmental Health Division  
Department of Public Health

**SUBJECT: CUP CONSULTATION**  
**PROJECT NO. R2011-01587/ PKP 201200005**  
**1215 East Eastern Ave, East Los Angeles**



Public Health recommends approval of this CUP.



Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health- Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to obtain a parking permit for two commercial facilities, a mattress store and an aluminum product assembly store. The Department does not have any objection.

For any questions please contact me at (626) 430-5382.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

### Fire Prevention Division – Land Development Unit

5823 Rickenbacker Road

Commerce, California 90040-3027

Office (323) 890-4243 Fax (323) 890-9783

DATE: July 11, 2013

SITE PLAN DATE: 11/06/12

TO: Department of Regional Planning  
Zoning Permits - Jeantine Nazar

PROJECT #: PKP R2011-01587

LOCATION: 1225, 1219 & 1215 Eastern Avenue, Los Angeles

- ☒ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_\_ gallons per minute for \_\_\_\_\_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Install \_\_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_\_ private on-site fire hydrant(s).  
Provide Fire Flow Test for \_\_\_\_\_ existing public fire hydrant(s).  
Provide Fire Flow Test for \_\_\_\_\_ existing on-site fire hydrant(s).

☐ Water:

☐ Access:

☐ Conditions for Approval:

☒ Comments: The proposed project is "cleared" to proceed to public hearing.

All fire protection facilities, including water and access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 26, 2013

IN REPLY PLEASE

REFER TO FILE: **LD-2**

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Jeantine Nazar

FROM:   
Steve Burger  
Land Development Division  
Department of Public Works

**PARKING PERMIT (PKP) NO. 201200005**  
**PROJECT NO. R2011-01587-(1)**  
**1225, 1219, AND 1215 SOUTH EASTERN AVENUE**  
**ASSESSOR'S MAP BOOK NO. 5236, PAGE 10, PARCEL NOS. 2, 3, AND 4**  
**UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES**

☒ Public Works recommends approval of this PKP.

☐ Public Works does **NOT** recommend approval of this PKP.

We reviewed PKP No. 201200005 in the unincorporated County area of East Los Angeles. The project is for the reduction of required parking for an existing 6,000-square-foot retail mattress store and an existing 2,610-square-foot store that handles the sale, installation, and/or assembly of aluminum products and premanufactured kitchen appliances. The permit is to reduce the required 35 (24 for retail store and 11 for retail/manufacturing business) parking spaces to a proposed 17 parking spaces (including 1 handicap parking space).

There are no right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance per Section 22.48.280. Therefore, we recommend approval of the PKP without any Public Works conditions.

If you have any questions or require additional information, please contact Ruben Cruz, [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov), or Teni Mardirosian, [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov), of Public Works' Land Development Division at (626) 458-4910.

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